

## **Appendix C: Display Boards from the Lansdowne Park Meeting (with transcribed comments)**

Alternative formats and communication supports available upon request. Please contact [accessibility@brantford.ca](mailto:accessibility@brantford.ca) or 519-759-4150 for assistance

***Welcome to the***

# **Lansdowne Park**

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**Potential Heritage Conservation District  
Neighbourhood Open House**

**November 20, 2024**

# Lansdowne Park



**Legend**

- Potential District Study Area
- Existing Designated Property, Individual (Part IV) and District (Part V)
- Priority Group A property
- Priority Group B property

Aerial image from Spring 2021

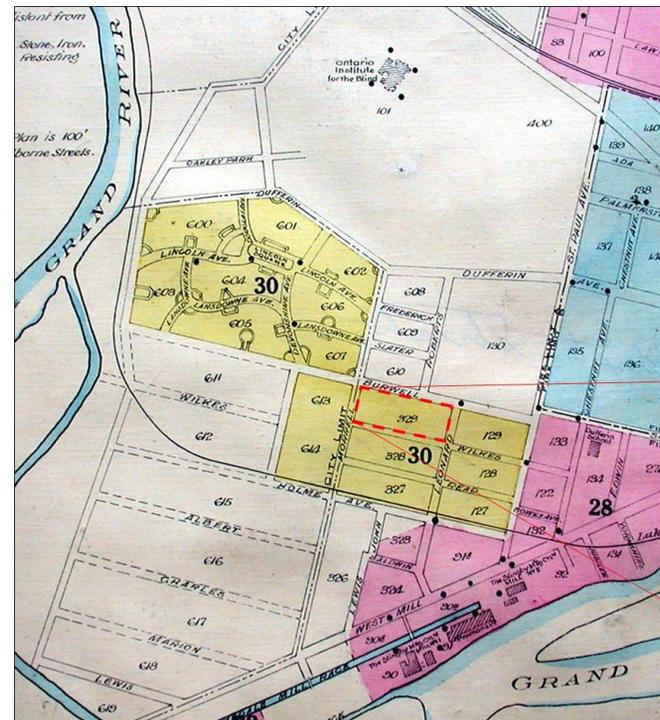
0 25 50 100 Metres

Note: Designated properties and Priority Group A properties are listed on the City's Heritage Register



## Why Lansdowne Park is a candidate for being a Heritage Conservation District:

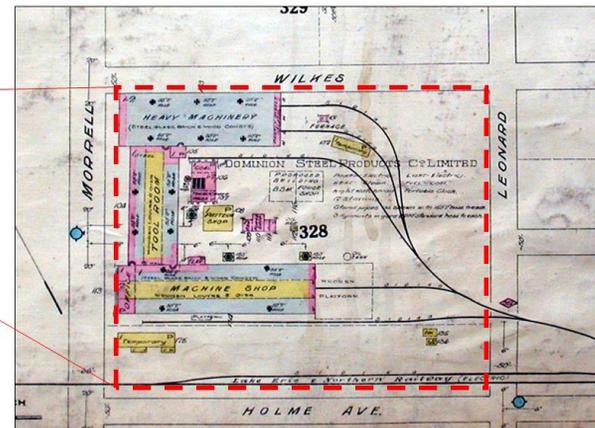
- Lansdowne Park was created by the Dominion Steel Products Company to attract workers; the company's factory was located a short distance away on the block surrounded by Wilkes Street, Leonard Street, Holme Avenue, and Morrell Street.
- The neighbourhood shows various architectural styles and trend:
  - Dufferin Avenue, and parts of Morrell Street, feature large lots and homes in a range of styles, though there are several examples with Georgian influences as well as one-storey ranches.
  - Lincoln between Parkside and Devonshire, and part of Devonshire, feature a large collection of homes inspired by English cottages.
  - The southern part of the neighbourhood features many modest homes in the style of Victory Housing.



Source: 1919 Brantford Fire Insurance Plan

## Dominion Steel Products

- The factory on Morrell Street was operational by Fall 1916 to build 9.4 inch artillery shells during World War I.
- Following the war, Dominion Steel Products switched to production of waterworks equipment and fire hydrants.
- The factory eventually became the site of Harding Carpets.



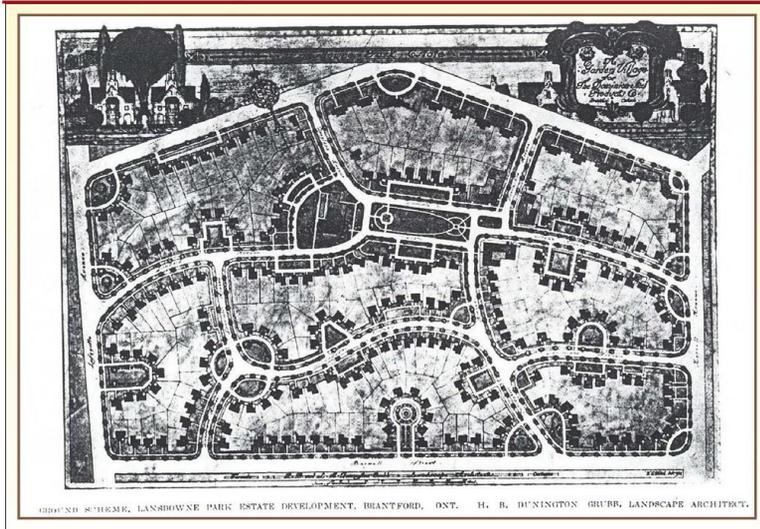
Source: 1919 Brantford Fire Insurance Plan



Source: Brantford Expositor, Semi-Centennial Edition, 1877-1927

# Lansdowne Park

## Concept Stage



### Initial neighbourhood layout

- The neighbourhood layout was created by Howard B Dunington-Grubb.
- Howard, and his wife Lorrie, were both landscape architects practicing in Canada (Lorrie was one of the first women to practice landscape architecture in Canada).
- Howard and Lorrie Dunington-Grubb had a strong interest in civic planning, city beautification, and the design of public space.

### The Dunington-Grubbs

Howard and Lorrie Dunington-Grubb worked independently and together on private, neighbourhood, and public projects. Some examples of the latter include:

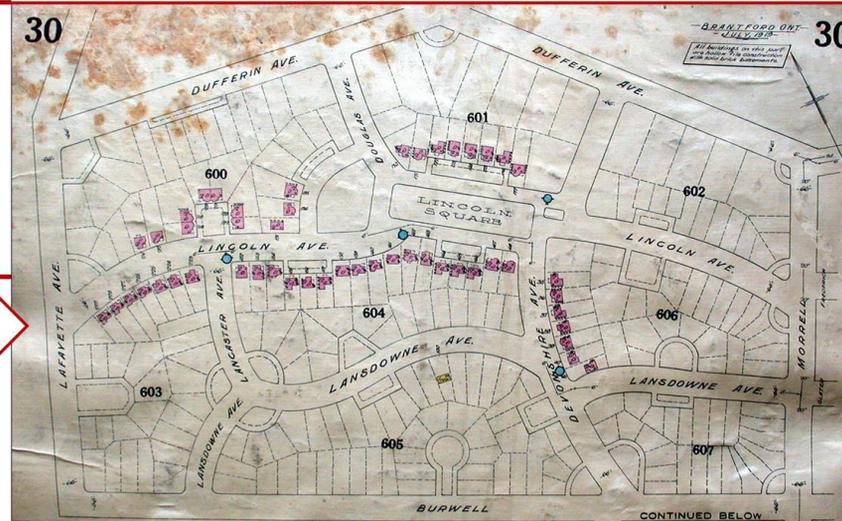
- Gage Park, Hamilton
- Oakes Garden Theatre, Niagara Falls
- Rainbow Bridge Garden, Niagara Falls
- Garden Court Apartments, Toronto
- University Avenue, Toronto
- Lawrence Park, Toronto



## Neighbourhood build-out - 1919

By 1919 the neighbourhood had been surveyed, Plan 418 registered, and many of the iconic homes built.

### Surveying



## Re-subdivision - 1921



The neighbourhood was originally registered as Plan 418.

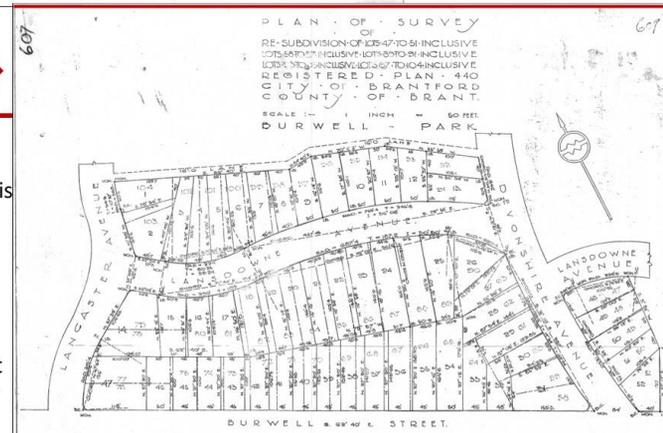
In 1921, re-subdivision occurred; the new Plan (Plan 440) change lot layouts and removed many courts that were originally in place.

Notice any changes?

## Re-subdivision - 1949

The southern portion of the neighbourhood was re-subdivided a second time. This was done in 1949 through Registered Plan 607.

A major trend at this time: **Victory Housing**. New neighbourhoods with modest homes for veterans and their families



## Consideration 1:

Are you interested in the history of the Lansdowne Park neighbourhood being further researched and publicly commemorated?

## Brantford Seeking 200 More "Wartime" Houses

TWO HUNDRED ADDITIONAL "Wartime" houses are needed in Brantford, and it is expected that immediate application will be made for an extension of the present Wartime Housing Limited project, which is now nearing completion here. That decision was the outcome of a conference called by Mayor J. P. Ryan and held in the City Council Chamber Thursday, attended by members of the City Council and personnel representatives of a number of local war industries.

## How was Victory Housing Built?

- Initial plans were for housing to be built as a temporary measure. Often built as kits to be brought in and assembled on site.
- Wartime Housing Limited (a Crown Corporation) made a range of standard plans to be drawn from.

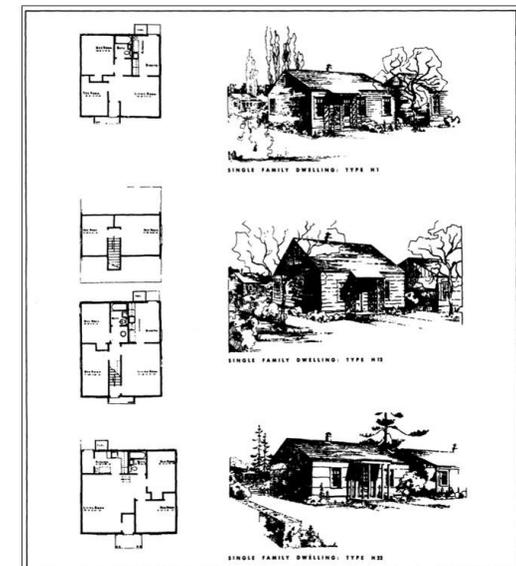


FIGURE 2. Wartime Housing Limited housing types. SOURCE: Burwell R. Coon, "Wartime Housing," Royal Architectural Institute of Canada Journal, XIX (January 1942): 7.

# Tell us about the neighbourhood...

## ...and what it means to you.

- What do you like about your neighbourhood?
- What do you feel makes your neighbourhood stand out from others in the City?

- Peaceful
- Safe
- Character
- Care of property + neighbourhood

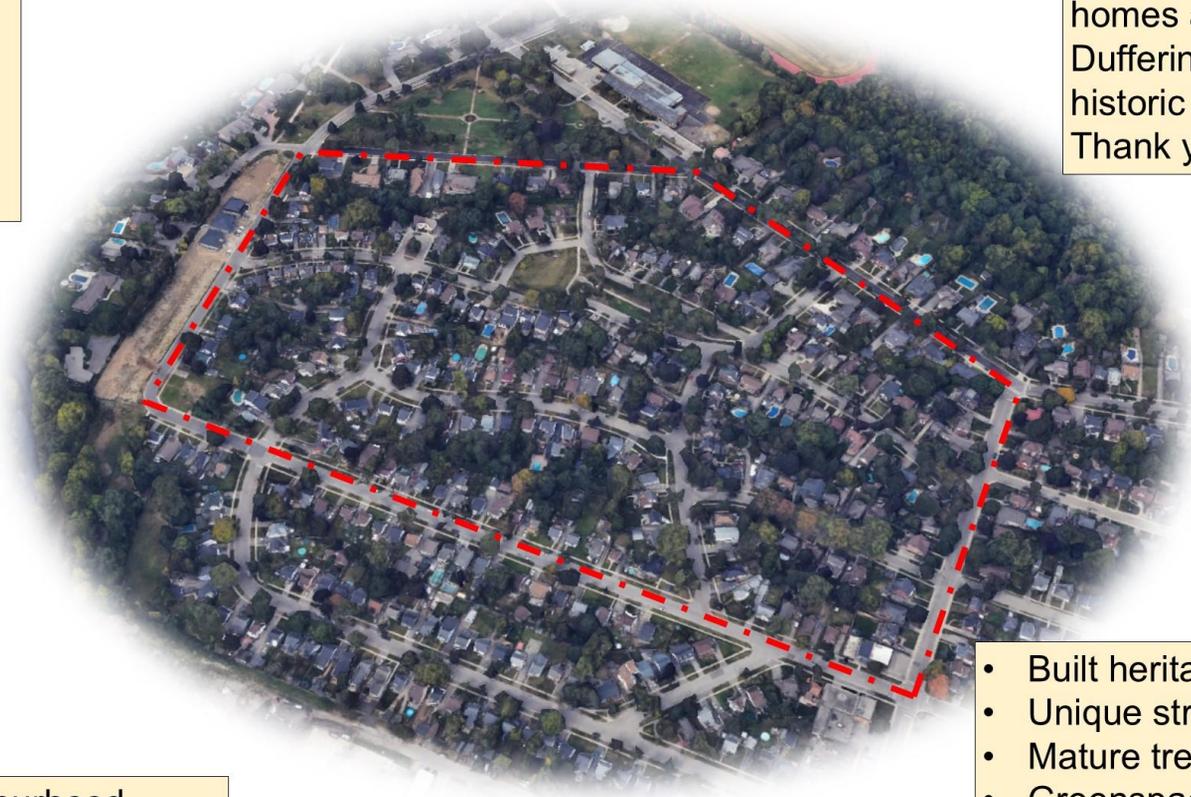
- Unique area + homes
- Reason we bought there

Love to walk in the neighbourhood. Friends comment on how beautiful the homes are. Dufferin/Lancaster area have historic lighting which need Thank you.

- Mature trees
- Walkable spaces
- Proximity to river trails

This neighbourhood is “one of a kind” and its uniqueness needs to be preserved for our future generations. Its beauty cannot be lost.

- Caring neighbourhood
- “space”
- Trees, greenspace



- Built heritage
- Unique streetscape
- Mature tree cover
- Greenspace + parks

- Trails
- Quiet
- Mature neighbourhood

# Let's talk about this neighbourhood and change...

## Let's consider change in a broad sense first:

- Are there changes that you think could be good for the neighbourhood? What are they?
- Which features of the neighbourhood should stay the same over the next 5, 10, 15 years or more?
- What types of change could be challenging in the neighbourhood? Is there a way to make that change with the neighbourhood?

- Lincoln Blvd + Park
- Make sure trees are replaced & cared for

Preserve parks + green space, and character

Keep the unique lighting on Lincoln + the utility roads for access.

- Streetlights (warm lighting similar to incandescent)
- No change is needed

- Density increase (bad)
- Development not sensitive to unique neighbourhood features (i.e. Parkside Drive)
- Using greenspace for development (not wanted)

Keep parks + greenspace Trails

- No change
- Maintain character

Expand zone to include Preston Park

- LOVE Lincoln Ave
- Quiet area with very little traffic.
- Caring neighbours.

- Please do not allow tiny homes.
- Reducing parks + green land
- Office or businesses particularly Lincoln area.

Remove dead trees. Take better care of the trees owned by the City

Take care of trees & replace dead trees with trees similar in size to what has been removed.

Include Preston Park into conservation plan  
Preserve Trees

- Stay the same:
- Lighting on Lincoln + Devonshire.
  - Park areas remain.
  - Single family homes

Greenspace & keeping with the cities / government % of recreational space for a city of our size.

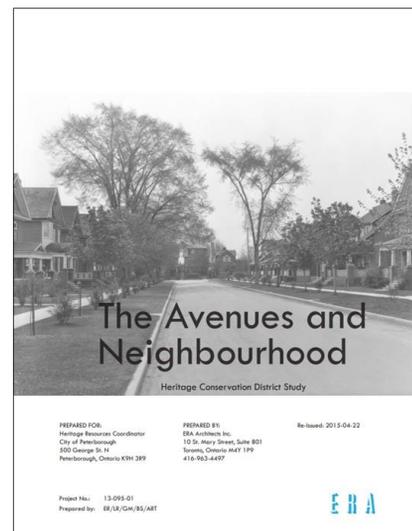


# What a Heritage Conservation District is

## What is a Heritage Conservation District?

A tool under the Ontario Heritage Act that allows municipalities to formally recognize and celebrate the prevailing character of an area: the buildings and their architecture; their setbacks and scale; the streetscape; and even the tree canopy. Change is possible, but conservation of the neighbourhood character is the goal.

## Examples of different types and scales of Heritage Conservation Districts:



### Peterborough – The Avenues and Neighbourhood HCD

#### 365 Properties

An example of a late 1800s to early 1900s suburb with a high level of its historic character intact and sold as a designed neighbourhood.

#### Historic Value:

- Association with prominent family.
- Planned layout and consistent streetscapes.
- Range of historic architectural styles, but with Edwardian styles prominent.
- Streetcar suburb, near the established town and industries.



### Kawartha Lakes – Oak Street, Fenelon Falls HCD

#### 17 Properties

A rural estate that was redeveloped as a residential subdivision in the late 1800s and early 1900s.

#### Historic Value:

- Remnant of a bur oak grove/savannah from the estate.
- Original estate house and grounds.
- Subdivision of Victorian-style homes.
- Adjacent to the Trent-Severn Canal and a former rail corridor.

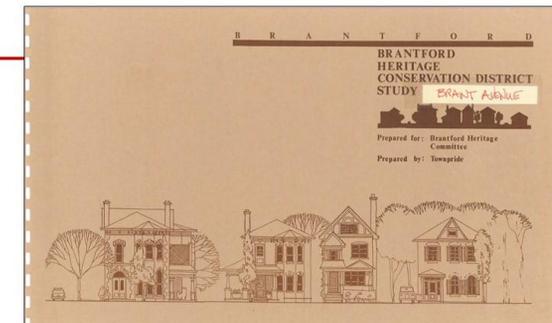
### Brantford – Brant Avenue HCD

#### 126 Properties

An example of historic thoroughfare which was developed before 1914 and was predominantly residential. Starting in the 1920s, conversion of some properties from residential to office occurred creating a mixed-use corridor.

#### Historic Value:

- Historic thoroughfare into and out of Brantford.
- A range of historic architectural styles associated with different eras of growth.
- Association with prominent families.
- Conversion with conservation.



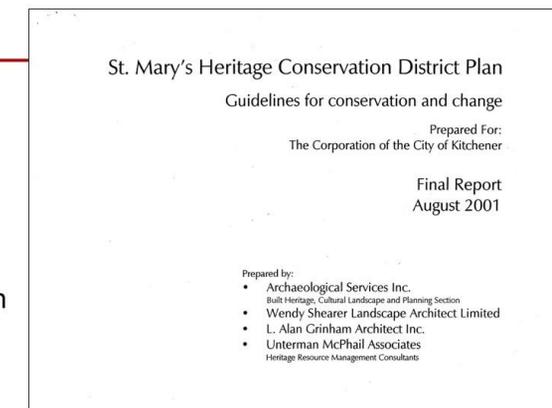
### Kitchener – St Mary's HCD

#### 221 Properties

An example of a postwar 'Victory Housing' subdivision which was created to address the shortage of housing following the end of WWII.

#### Historic Value:

- Curvilinear street pattern, rather than grid pattern favoured previously.
- Simple 'Victory House' designs.
- Generous and varied greenspaces and parks.



# Let's talk about the neighbourhood and change...

## Let's consider some examples of change....

**New construction:** Look at each image below and rate each one. Let us know if you think it is “good” (if this was built, it would be a good fit), neutral (not the best, but it does not clash), or “bad” (you think this style would not suit the neighbourhood).

Inspiration	Tudor	Modern	Chateausque	Prairie	Craftsman	Farmhouse
Reference:	 <small>Google Street View</small>	 <small>Google Street View</small>	 <small>Google Street View</small>	 <small>Google Street View</small>	 <small>Google Street View</small>	 <small>Google Street View</small>
Good	10 green dots	0 dots	0 dots	1 green dot	1 green dot	0 dots
Neutral	1 yellow dot	2 yellow dots	1 yellow dot	0 dots	2 yellow dots	2 yellow dots
Bad	1 red dot	15 red dots	15 red dots	15 red dots	15 red dots	15 red dots

## If change happens, what aspects of neighbourhood character (if any) should be considered? What about regulated?

Scale? Materials (e.g., brick, stucco, siding)? Colour? Size/shape/design of doors and windows? Architectural detail? None of those?

Definitely same sizes + design

Regulated – size of home

Considered – materials and design of exteriors

### What is meant by “considered” vs “regulated”?

**Considered:** new development is encouraged to follow this guideline.

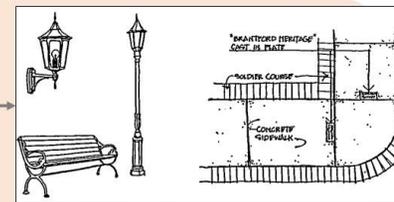
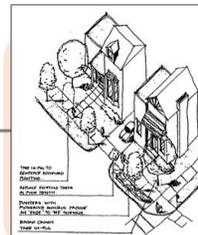
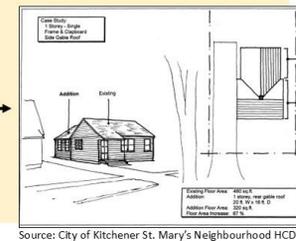
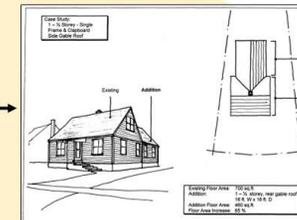
**Regulated:** this aspect is *expected to be addressed*, and not following the guideline could be grounds for applications being denied.

# Owning a Heritage Property

## Can you renovate or alter a property in a Heritage Conservation District?

**Yes**, properties in a Heritage Conservation District can be altered!

- Interior-only renovations do not require Heritage Permits (Building Permit may still apply).
- Exterior renovations possible.
- Guidelines provide recommendations and strategies for maintenance, additions, exterior alterations, and new construction within the District (tailored to the neighbourhood character).
- A District Plan can exempt types of work from requiring a Heritage Permit (Building Permit may still apply).
- A District Plan can recommend strategies to enhance the neighbourhood (style of lighting, street furniture, improving tree canopy, etc.).
- Permit process still allows alterations or demolition to occur with Council approval.
- District Plans can include a *statement on conservation intent* to help inform owners about the goals and scope of conservation.



Let's say that my neighbourhood and property are designated; what are...

### ...the obligations on property owners?

- 1) When you are planning certain types of projects that may impact the historic **exterior** of the house, you **may** need to apply for and received approval of a Heritage Permit.
- 2) Maintain the property reasonably like the owner of *any property* should.

### ...the benefits to owners?

- 1) Your neighbourhood's history and character are formally recognized and protected.
- 2) You can apply to the City's Heritage Grant Program (up to \$20,000 in funding for eligible projects that restore, repair, or conserve the property)

## Consideration 2:

Are you interested in designation being considered for Lansdowne Park?

# Frequently Asked Questions

## Are properties within Heritage Conservation Districts “Designated Heritage Properties”?

**Yes**, they are considered designated under the Ontario Heritage Act.

Some properties have individual designations that are specific to that one property, under their own designating by-law. In a heritage conservation district, the area is designated for the collective value of the properties within it, under one designating by-law and a heritage conservation district plan.

## Do I need to spend more money to maintain a Heritage property?

**No**. Designation does not impose any additional maintenance requirements. Properties within the City of Brantford are subject to the same by-laws (e.g., Property Standards By-law, Noise By-law, etc.) whether or not they are designated heritage properties.

Please keep in mind that older buildings (whether or not they are designated heritage properties) can sometimes require more, or specialized, maintenance because of their age and/or materials.

## Are there any Heritage Conservation Districts in Brantford?

Yes, there are two heritage conservation districts in the City:

- Brant Avenue Heritage Conservation District (designated in 1988)
- Victoria Park Square Heritage Conservation District (designated in 1991)

You can see details about each district by referring to their respective District Studies on the City’s Heritage Planning Webpage ([Brantford.ca/Heritage](http://Brantford.ca/Heritage)) and the City’s Heritage Register.

## How many Heritage Conservation Districts are there in Ontario? Is there a way to find out more?

The Ontario Heritage Trust maintains the Ontario Heritage Act Register and has records of all heritage conservation districts in the province. Visit [BuildBrantford.ca/HCDConsultation](http://BuildBrantford.ca/HCDConsultation) for links.

The Trust also maintains a Heritage Conservation District webpage that notes there were 134 heritage conservation districts in Ontario as of March 2020.

## When is my neighbourhood being designated?

This project is simply asking the residents of these specific neighbourhoods if they are interested in having the neighbourhood recognized through heritage conservation district designation. **None of the neighbourhoods are scheduled to be designated at this time.**

Staff will consult the neighbourhoods and then report back to Council on whether or not there is widespread interest in the neighbourhood being designated.

## What if only a small group owners want neighbourhood designation?

The exact recommendation will depend on the results of consultation, but two possible approaches are:

- If there is interest from only a small number of owners, and there is no clear pocket of interest, the City may offer those specific owners the opportunity to have their properties **individually designated**.
- If there is a smaller area of the neighbourhood where there is overwhelming support for a heritage conservation district e.g. one or two blocks within the larger neighbourhood), then staff may recommend a heritage conservation district that is **scoped to the interested area**.

## What happens if most owners want a Heritage Conservation District?

Staff will outline the level of interest and would request a project budget from Council. Then, if Council provides direction to proceed, the project team would establish a project work plan and continue working with the neighbourhood through the designation process, including the preparation of a heritage conservation district plan.

## How can I get more information about this project and see what my neighbourhood’s response rate is?

Visit the project webpage [BuildBrantford.ca/HCDConsultation](http://BuildBrantford.ca/HCDConsultation).

Staff will keep the project webpage updated once results are reviewed and the reports are prepared to summarize the results.

## Will this affect my property taxes?

A heritage conservation district does not increase property taxes.

Property taxes are set by property class, using the assessed value calculated by the Municipal Property Assessment Corporation (“MPAC”). Assessed value is often different than market value of a property when it is bought and sold.

## Will this affect my property’s resale value?

We have heard this story as well, and it’s a legitimate concern. Owning property is often the largest investment that someone will make.

This claim has been investigated and, in many cases, it turns out to be untrue. We’ve included some links to case studies on the project webpage (visit [BuildBrantford.ca/HCDConsultation](http://BuildBrantford.ca/HCDConsultation)) that you can read if you are interested.

## Will this affect my property insurance?

A heritage conservation district should not increase your insurance costs. Some insurance providers may choose not to insure buildings over a certain age or they may have questions about the type of wiring (e.g. knob and tube), lead waterlines, or the age of some appliances like a furnace or boiler.

We have received questions about fire damage, new construction, and total losses in the past too: Heritage Conservation District designation **does not require that a building be restored exactly as it appeared**.

The Government of Ontario also has an webpage on heritage properties and insurance; visit [BuildBrantford.ca/HCDConsultation](http://BuildBrantford.ca/HCDConsultation) for a link.